



# Caltrans Public Auction

Date: Tuesday, April 7, 2009

Auction held at: 855 M Street, Second Floor  
Fresno, CA 93721

Time: Registration at 9:45 AM to 10:00 AM  
Bidding begins at 10:00 AM

For more information: Visit us online at  
[www.dot.ca.gov/property/](http://www.dot.ca.gov/property/) or Central  
Region Excess Land Unit Hotline  
(559) 445-6424

ALL SALES SUBJECT TO APPROVAL OF THE CALIFORNIA TRANSPORTATION  
COMMISSION (CTC) PROPERTY SOLD AS IS, PLEASE READ ATTACHED TERMS

## TERMS OF OPTION

**TERMS:** Bids to purchase will be for cash. The successful bidder will be required to execute an Option to Purchase agreeing to the following terms and conditions that are made part of the Option by reference therein:

**DEPOSIT:** All bids must be accompanied by CASHIERS CHECK made payable to Department of Transportation in the amount of the required option deposit.

**OPTION PERIOD:** The option deposit will be the consideration for the option period, the length of which is specified elsewhere in this notice. The option period shall commence on the first day following the date the bids are opened. The balance of the purchase price shall be paid on or before expiration of the option period.

There may be situations wherein the option holder is unable to complete the Terms of Option within the time allowed for reasons beyond his/her control. Under these circumstances, the State, at its discretion, may elect to extend the option period. A charge of 1% of the bid price per month will normally be made for such extensions. This charge **SHALL NOT** be applied toward the purchase price.

**FORFEITURE OF DEPOSIT:** The option deposit and any additional option deposit shall be **NON REFUNDABLE** in the event that the successful bidder fails to exercise the option within the option period or fails to comply with any and all the terms of the option as herein provided.

**SECOND HIGH BID:** In the event that the high bidder fails to exercise his option within the option period or defaults in completion of the sale, the State may, at its discretion, offer the option to the second highest bidder.

If the second high bidder accepts the option, the deposit requirement and terms of option to purchase shall be the same as stated in this notice of sale except that the option period shall commence on the day the option is awarded by the State.

### **LIMITING CONDITIONS:**

(1) The sale under this option is subject to the approval of the California Transportation Commission. Any assignments under this contract must be made prior thereto. If the sale is not approved, the option deposit money will be refunded without interest. The successful bidder may take possession when the Director's Deed is recorded.

(2) When the California Transportation Commission approves the sale and the successful bidder elects to exercise the option, the option deposit will be credited toward the bid purchase price.

(3) The State reserves the right to reject any and all bids and to cancel the sale in part or in its entirety, at any time prior to recordation of the Director's Deed. In the event of cancellation of sale and/or rejection of any bids, the respective deposits of money shall be refunded without interest.

(4) The right, title and interest in the property to be sold shall not exceed that vested in the State of California, and this sale is subject to all title exceptions and reservations whether or not of record. The successful purchaser may obtain a policy of title insurance at his or her own expense.

(5) The successful bidder shall pay all recording fees, documentary stamp taxes, or other real estate transaction taxes or fees by whatever name known, including escrow fees or broker's commission, if any, and personal property sales taxes where applicable.

(6) Should the successful purchaser desire a survey of the property, this may be accomplished by an independent survey at the purchaser's expense. No warranty is made by the Department of Transportation relative to the ground locations of property lines other than monumented highway right of way lines.

(7) The successful bidder shall be responsible for complying with local building codes and ordinances. All properties are sold in an "as is" condition.

(8) The sale of this excess property is exempt from CEQA.

All CALTRANS employees may bid to acquire excess State property except employees who have direct access to information not generally available to the public or who influence the purchase or sale of right of way or other real property.

All payments must be made to:  
**DEPARTMENT OF TRANSPORTATION**

Payments must be made by **CASHIERS CHECK** payable to the order of the "**Department of Transportation**". The successful bidder's option deposit made at the time of sale will be retained by the State and not placed in escrow.

## DATA SHEET

### Parcel 1 - DD 81634-01-01

#### PROPERTY SOLD "AS IS," PLEASE SEE ATTACHED TERMS

Property Location:	In Fresno, south of SR 180 and west of Bush Avenue
APN:	456-131-9,10,11,15,16,17, and 18T
Minimum Bid:	\$42,000.00
Required Deposit:	<p>\$4,200.00</p> <p>Bidders must possess a Cashier's Check in the amount of \$4,200.00 payable to the Department of Transportation to participate in the auction. Possession of a Cashier's Check in the amount of the required deposit must be shown during the registration period in order to receive a bid number.</p>
Option Period:	Balance due in the office on or before <u>June 18, 2009</u> .
Description:	Parcel 81634-01-01 contains 42,118 square feet and is level at surrounding street grade and rectangular in shape.
Zoning:	<p>RA - Residential</p> <p>The State makes no warranty as to existing or future zoning or local government agency requirements. Please contact local planning officials for more zoning information and potential uses.</p>
Utilities	Please contact the various utility providers for availability and cost.

#### TITLE EXCEPTIONS AND RESERVATIONS

- The property is warranted to be free of any liens, court judgments, loans (Deeds of Trust, etc.) and delinquent or unpaid taxes. The sale of this property is subject to all matters of public record and any easements, claims of easements, or reservations not of record. The Department of Transportation does not assume any liability for any possible encumbrances on this property. The right, title, and interest in this property shall not exceed that vested in the State of California. Prospective bidders should consult local title companies if more complete information regarding the title of the property is required.
- 40 foot Pacific Gas and Electric utility easement on the north side of the property.



## DATA SHEET

### Parcel 2 - DD 83916-01-01

#### PROPERTY SOLD "AS IS," PLEASE SEE ATTACHED TERMS

Property Location:	In Fresno, located on the corner of E. Belmont and N. Peach Avenues.
APN:	
Minimum Bid:	\$ 15,000.00
Required Deposit:	<p>\$1,500.00</p> <p>Bidders must possess a Cashier's Check in the amount of \$1,500.00 payable to the Department of Transportation to participate in the auction. Possession of a Cashier's Check in the amount of the required deposit must be shown during the registration period in order to receive a bid number.</p>
Option Period:	Balance due in the office on or before <u>June 18, 2009</u> .
Description:	Parcel 83916-01-01 is level and consists of 8,113 square feet. Parcel has a 10 ft utility easement along the north, east and south property lines.
Zoning:	<p>R1- Residential</p> <p>The State makes no warranty as to existing or future zoning or local government agency requirements. Please contact local planning officials for more zoning information and potential uses.</p>
Utilities	Please contact the various utility providers for availability and cost.

#### TITLE EXCEPTIONS AND RESERVATIONS

- The property is warranted to be free of any liens, court judgments, loans (Deeds of Trust, etc.) and delinquent or unpaid taxes. The sale of this property is subject to all matters of public record and any easements, claims of easements, or reservations not of record. The Department of Transportation does not assume any liability for any possible encumbrances on this property. The right, title, and interest in this property shall not exceed that vested in the State of California. Prospective bidders should consult local title companies if more complete information regarding the title of the property is required.
- Pacific Gas and Electric utility easement located on the north, east and south property lines.

DIST.	COUNTY	RANGE	SECTION	POST	NO.	SHEET
6	Fre	180	99.7	2	2	2

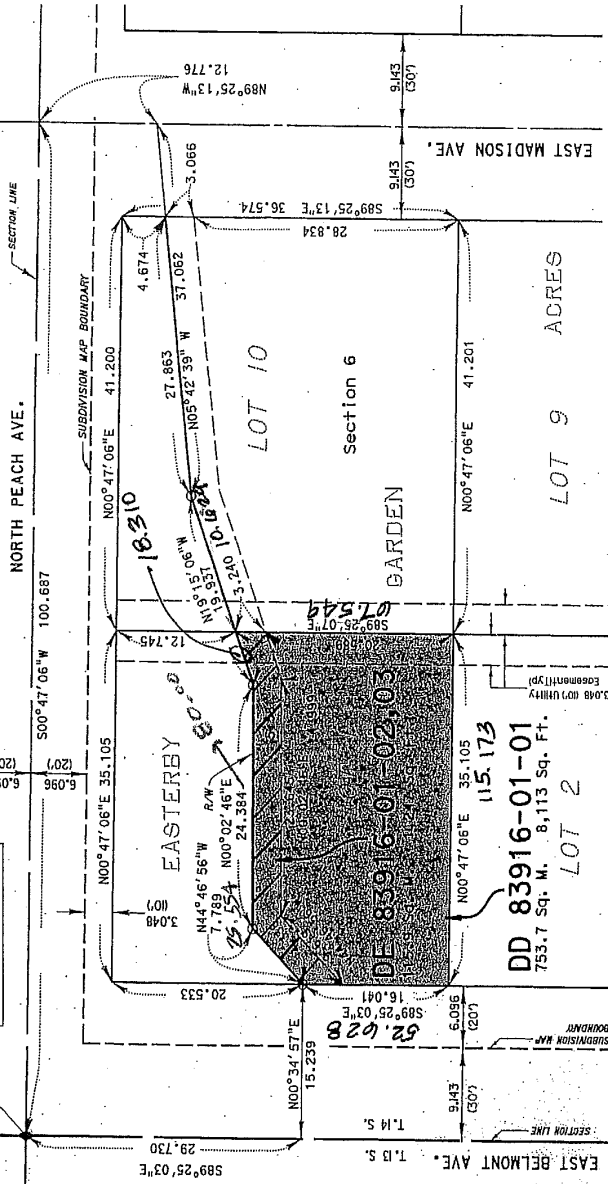
T.14 S., R.21 E., M.D.B.& M.



Section 5

N 55°48'1.504"  
E 155°586.708"  
NE Cor. SEC 6-14/21  
Established corner on  
monhole 11d with 1.219 (4")  
swing ties southwest and  
southeast.

Checked By: BCF  
Date: 07-15-08  
Drawn By: BCF  
Date: 07-15-08



**DIRECTOR'S DEED MAP**  
**DD 83916-01-01**  
753.7 Sq. M. 8,113 Sq. Ft.  
Scale 1:500  
July 2008

CONVERSION FACTOR: This survey is in meters.  
Multiply by 3937/1200 to convert to feet.  
This survey is based on the California Coordinate  
System of 1983, Zone 4. Units are in meters.  
Bearings and distances are on grid. Multiply by  
1.00005724 to convert to ground distances.  
Areas are in ground.

FD-001 (05-2002) Survey V3800-0104 (Rev. 03/01) 0111  
17-JUL-2008

## DATA SHEET

### Parcel 3 - DD 83917-01-01

#### PROPERTY SOLD "AS IS," PLEASE SEE ATTACHED TERMS

Property Location:	In Fresno, located on the corner of E. Belmont and N. Peach Avenues.
APN:	
Minimum Bid:	\$ 20,250.00
Required Deposit:	<p>\$2,250.00</p> <p>Bidders must possess a Cashier's Check in the amount of \$2,025.00 payable to the Department of Transportation to participate in the auction. Possession of a Cashier's Check in the amount of the required deposit must be shown during the registration period in order to receive a bid number.</p>
Option Period:	Balance due in the office on or before <u>June 18, 2009</u> .
Description:	Parcel 83917-01-01 is level and consists of 12,861 square feet. Parcel has a 10 ft utility easement along the north, east and south property lines.
Zoning:	<p>R1- Residential</p> <p>The State makes no warranty as to existing or future zoning or local government agency requirements. Please contact local planning officials for more zoning information and potential uses.</p>
Utilities	Please contact the various utility providers for availability and cost.

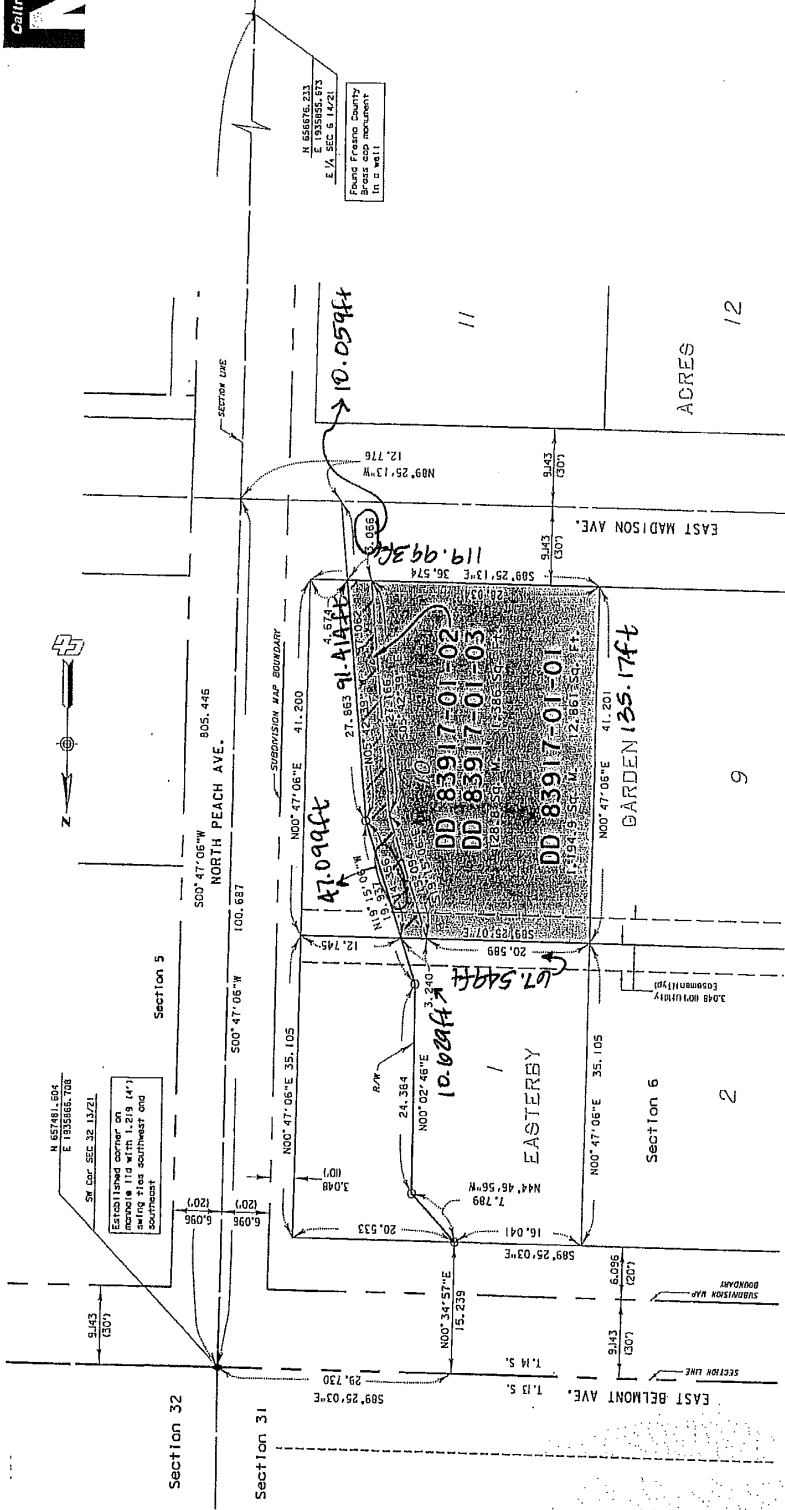
#### TITLE EXCEPTIONS AND RESERVATIONS

- The property is warranted to be free of any liens, court judgments, loans (Deeds of Trust, etc.) and delinquent or unpaid taxes. The sale of this property is subject to all matters of public record and any easements, claims of easements, or reservations not of record. The Department of Transportation does not assume any liability for any possible encumbrances on this property. The right, title, and interest in this property shall not exceed that vested in the State of California. Prospective bidders should consult local title companies if more complete information regarding the title of the property is required.
- Pacific Gas and Electric utility easement located on the north, east and south property lines.

Checked By: DCF  
 Date: 01-24-05

T.13 S., R.21 E., M.D.B. & M.

DIST.	COUNTY	ROUTE	KILOMETER POST	NO.	SHEETS
6	Fre	180	99.7	2	2



CONVERSION FACTOR: This survey is in meters. Multiply by 3937/1200 to convert to feet.  
 This survey is based on the California Coordinate System of 1983. All bearings and distances are in ground. Multiply by 1.00000774 to convert to ground distances. Areas are in ground.

T:\06\06-14242\surveys\0406-0227\off\ca-map\11sc\0083917-b.dgn  
 02/09/2005 02:15:04 PM

DIRECTOR'S DEED MAP  
 DD 83917-01-01  
 1,194.9 Sq. M. 12,861 Sq. Ft.  
 Scale 1:500  
 January 2005



## DATA SHEET

### Parcel 4 - DD 83986-01-01

PROPERTY SOLD "AS IS," PLEASE SEE ATTACHED TERMS

Property Location:	In Fresno, east of Peach Avenue and south of Turner Avenue.
APN:	456-151-12
Minimum Bid:	\$16,000.00
Required Deposit:	\$1,600.00 Bidders must possess a Cashier's Check in the amount of \$1,600.00 payable to the Department of Transportation to participate in the auction. Possession of a Cashier's Check in the amount of the required deposit must be shown during the registration period in order to receive a bid number.
Option Period:	Balance due in the office on or before <u>June 18, 2009</u> .
Description:	Parcel 83986-01-01 is level and is rectangular in shape containing 11,240 square feet.
Zoning:	RA - Residential The State makes no warranty as to existing or future zoning or local government agency requirements. Please contact local planning officials for more zoning information and potential uses.
Utilities	Please contact the various utility providers for availability and cost.

### TITLE EXCEPTIONS AND RESERVATIONS

- The property is warranted to be free of any liens, court judgments, loans (Deeds of Trust, etc.) and delinquent or unpaid taxes. The sale of this property is subject to all matters of public record and any easements, claims of easements, or reservations not of record. The Department of Transportation does not assume any liability for any possible encumbrances on this property. The right, title, and interest in this property shall not exceed that vested in the State of California. Prospective bidders should consult local title companies if more complete information regarding the title of the property is required.

Drawn By: DCF  
Checked By: DCF  
Date: 07-26-06  
Date: 07-26-06

T.13 S., R.21 E., M.D.B. & M.

Section 32

DIST.	COUNTY	ROUTE	KILOMETER MILE	SHEET NO.	TOTAL SHEETS
6	Fre	180	99.8	2	2

N 658264.759  
E 1935867.240

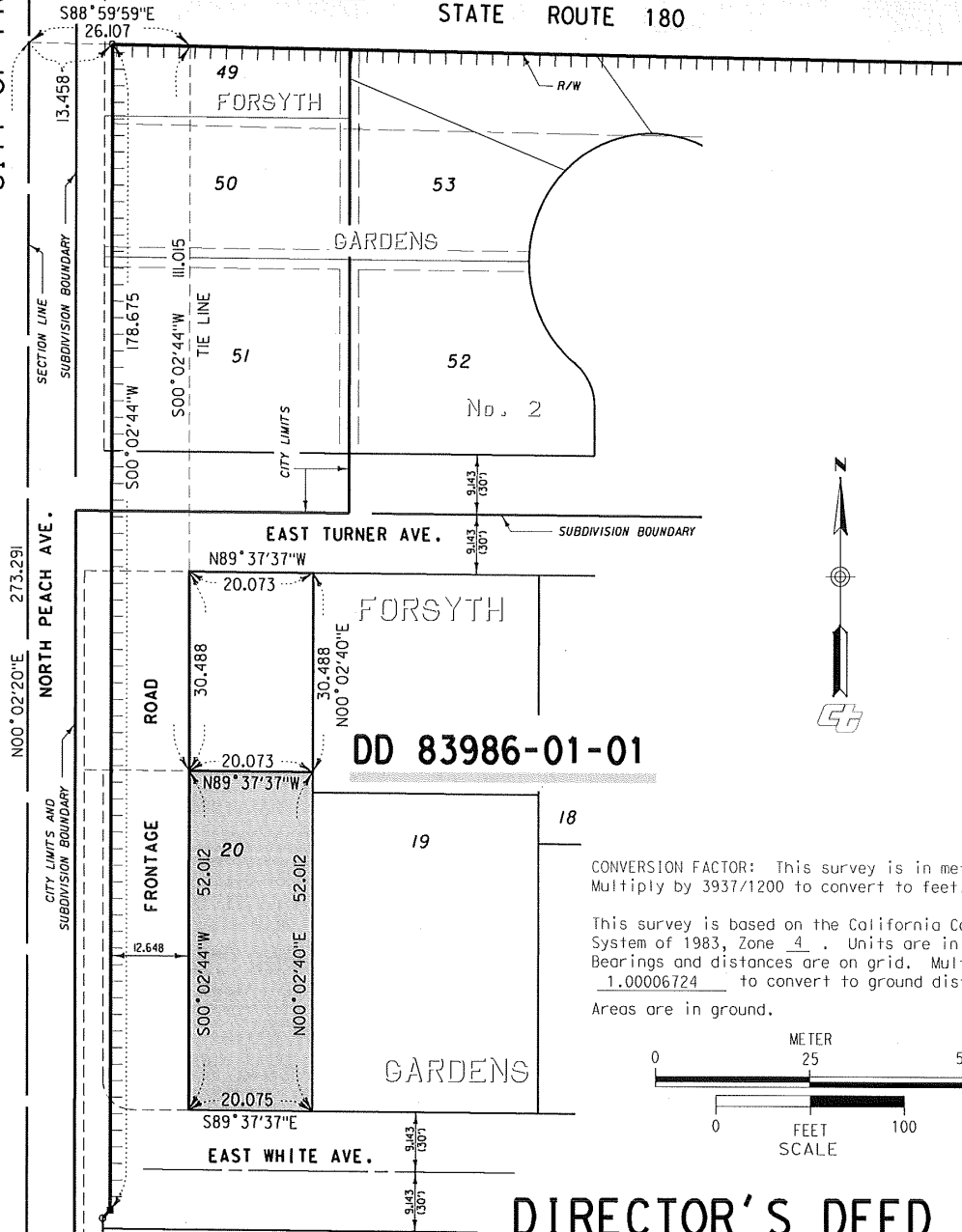
W COR SEC 32 13/21

Found 3/4" iron pipe flush, tagged RCE 23828 with 3' C-nail spreaders north, east and south, and a 2' spreader to the east



CITY OF FRESNO

STATE ROUTE 180

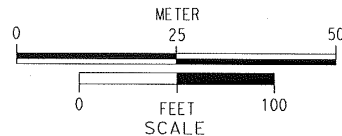


DD 83986-01-01

CONVERSION FACTOR: This survey is in meters. Multiply by 3937/1200 to convert to feet.

This survey is based on the California Coordinate System of 1983, Zone 4. Units are in meters. Bearings and distances are on grid. Multiply by 1.00006724 to convert to ground distances.

Areas are in ground.



DIRECTOR'S DEED MAP  
DD 83986-01-01

1,044.2 Sq. M.  
Scale 1:1000

11,240 Sq. Ft.  
July 2006

\$FILE\$  
\$DATE\$

\$TIME\$